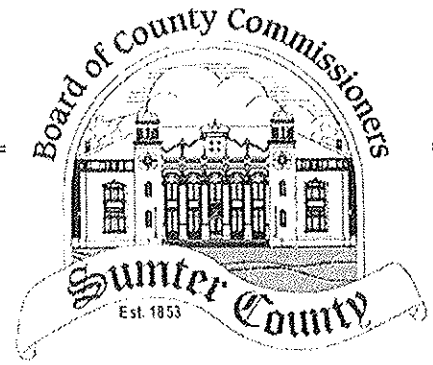


## *Facilities Development & Maintenance*

910 N. Main St. • Bushnell, FL 33513 • Phone (352) 793-0279 • FAX: (352) 793-0207  
Website <http://sumtercountyfl.gov>



December 23, 2009

Emmett Sapp Builders  
Attn: Mr. Shelton Crow, Project Manager  
4430 NE 83<sup>rd</sup> Road  
Wildwood, Florida 34785

Project: The Villages Sumter County Service Center  
Ref: Subcontractors selection

Mr. Crow,

In accordance with Article 5.2.1 of our AIA contract, Sumter County has what is defined by the contract as "reasonable objection" to Electrical Services, Inc. (ESI) based on my past project experience. See explanation below:

In the early 1990's, ESI provided excellent service to the Lake County Judicial Center after the initial electrical contractor became insolvent. In addition to the aforementioned during the mid 1990's, ESI was involved in a series of renovations to the County Administration Facility, Sheriff's Administration Facility, and the Historical Courthouse with Metric Construction as the general contractor. During this period, I began to notice a decline in performance and jobsite cooperation to the point where Metric determined the ESI field superintendent had to be replaced. I have also noticed since the mid 1990's ESI has diversified outside the electrical contracting business, which led to the direct involvement from key personnel and the company's interest laying elsewhere. During the 2000's, I noticed some of ESI's key personnel began to leave ESI and in one case started their own electrical contracting business. My last contact with ESI was a discussion with ESI management and their in-house electrical engineer that related to a cost proposal from ESI, in which they demonstrated no latitude in establishing the "fair market value" for the proposal.

Sincerely,



Douglas L. Conway  
Project Manager \ Facilities Director  
Sumter County BOCC, Facilities Development & Maintenance

XC: Bradley Arnold, County Administrator  
Ed Plaster, Vice President, K P Studios

Douglas L. Conway, Project Manager  
Facilities Development & Maintenance  
(352) 793-0279  
910 N. Main St.  
Bushnell, FL 33513

Richard Cobb, Supervisor  
Facilities Maintenance Department  
(352) 569-6065  
316 E. Seminole Ave.  
Bushnell, FL 33513

Bradley S. Arnold,  
County Administrator  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Richard "Dick" Hoffman, Dist 1  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Doug Gilpin, Dist 2  
Chairman  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Don Burgess, Dist 3  
Vice Chairman  
(352) 753-1592 or 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Garry Breeden, Dist 4  
(352) 793-0200  
910 N. Main Street  
Bushnell, FL 33513

Randy Mask, Dist 5  
2<sup>nd</sup> Vice Chairman  
Office: (352) 793-0200  
Home: (352) 793-3930  
910 N. Main Street  
Bushnell, FL 33513



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### Proposal

Contractor: Emmett Sapp Builders  
Project Name: The Village Service Center

Date: 12/28/09

Jack & Andy's proposes to furnish and install electrical materials and labor as per Addendums, Specifications, & Drawings for the above mentioned project to include as follows:

Addendum(s): 1,2,3,4,5, & 6  
Specifications: 16000  
Date of drawings: 10/14/09  
Drawings: Electrical

**REVISED**  
**12/28/09**

#### Building to include:

- 1) Lighting (approved package includes spare materials as per Addendum #3)
- 2) Switchgear (Siemens)
- 3) Fire Alarm System
- 4) Voice & Data System
- 5) Intrusion Detection System
- 6) Lightning Protection System
- 7) Generator as per drawings
- 8) Connection to HVAC
- 9) Conduit & box Stub-ups for Phone/Data/Security
- 10) Complete conduit system for Fire Alarm
- 11) Floor boxes as per drawings
- 12) Occupancy sensors as per drawings
- 13) Bi-Amp Amplifier
- 14) Connections to EMS system as per drawings (System by others)
- 15) Temporary power to building and connection to GC office

#### Site Includes:

- 1) Secondary feeders to power company XFMR
- 2) PVC conduits & pull boxes for Telephone/Data
- 3) Connection to Irrigation well
- 4) Connection to Lift Station (Lift Station equipment by others)
- 5) Generator feeders & control conduits
- 6) Installation of Site lighting, conduit, & wiring supplied by SECO as per drawings

#### Does not include:

- 1) Cutting, patching, and/or repair of concrete, asphalt, drywall, and/or aerated concrete
- 2) Utility Co. charges and/or fees
- 3) EMS systems (see note 14 above)
- 4) Audio/Video System (No specifications or drawings provided)
- 5) Any HVAC controls or low voltage systems not listed above
- 6) Irrigation sleeving (supplied & installed by site contractor)

Building	\$391,390.00
F/A System (Includes spare materials per specifications)	\$31,081.00
Security	\$8,169.00
Voice/Data	\$69,750.00
Bi-Amp	\$27,592.00
Lightning Protection	\$16,161.00
Generator	\$56,194.00
Building Total	\$600,337.00
Site Total	\$59,616.00

Total: **\$659,953.00**

# **AIA** Document G701™ – 2001

## Change Order

<b>PROJECT</b> (Name and address):	<b>CHANGE ORDER NUMBER:</b> 01	<b>OWNER:</b> <input checked="" type="checkbox"/>
Sumter County Services Center CR 139	<b>DATE:</b> January 04, 2010	<b>ARCHITECT:</b> <input type="checkbox"/>
C.R. 139 Sumter County, Florida		<b>CONTRACTOR:</b> <input type="checkbox"/>
<b>TO CONTRACTOR</b> (Name and address):	<b>ARCHITECT'S PROJECT NUMBER:</b> 0921	<b>FIELD:</b> <input type="checkbox"/>
Emmett Sapp Builder's Inc.	<b>CONTRACT DATE:</b> 12/8/2009	<b>OTHER:</b> <input type="checkbox"/>
4430 NE 83rd Road	<b>CONTRACT FOR:</b> General Construction	
Wildwood, Florida		

### THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Notice to Proceed was issued on December 9, 2009.

Project Completion is to be within 225 calendar days from notice to Proceed which is July 22, 2010, but no later than August 13, 2010 in accordance with RFP#142-0-2009/AT.

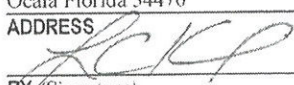
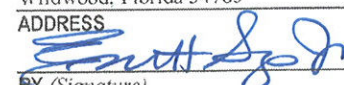
The original Contract Sum was	\$ 5,389,945.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 5,389,945.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 20,412.00
The new Contract Sum including this Change Order will be	\$ 5,410,357.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

KP Studio Architect P.A. <hr/> <b>ARCHITECT</b> (Firm name) 537 NE 8 <sup>th</sup> Avenue Ocala Florida 34470 <hr/> <b>ADDRESS</b>  <hr/> <b>BY</b> (Signature) Larry C. Krietemeyer - President <hr/> 1/5/10 <hr/> <b>DATE</b>	Emmett Sapp Builders Inc. <hr/> <b>CONTRACTOR</b> (Firm name) 4430 NE 83rd Road Wildwood, Florida 34785 <hr/> <b>ADDRESS</b>  <hr/> <b>BY</b> (Signature) Emmett Sapp Jr. - President <hr/> 1-6-10 <hr/> <b>DATE</b>	Sumter County Board of County Commissioners <hr/> <b>OWNER</b> (Firm name) 910 North Main Street Bushnell, Florida 33513 <hr/> <b>ADDRESS</b> <hr/> <b>BY</b> (Signature) Don Gilpin - Chairman <hr/> <hr/> <b>DATE</b>
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